







- Semi Detached House
- Exclusive Location
- Four Bedroom Home
- En-Suite Facility
- Large Family Home
- Conservatory To Rear
- Freehold Property
- Delightful Rear Garden
- Plenty Of Storage
- Two Reception Rooms







This lovingly maintained traditional semi-detached house will make the perfect home for the buyer who is searching for a larger style family home in an excellent residential location.

The property which has been extended to accommodate a fourth bedroom briefly comprises to the ground floor:- entrance storm porch which is tiled and has sliding doors, generous sized hall with storage under the stairs and a lovely main reception room with bay window and double doors leading to the formal dining room. From here you can access the generous conservatory to the rear over looking the immaculate garden. The breakfasting kitchen is a great size and offers a range of fitted wall and floor units along with fitted appliances. First floor living provides a family bathroom with a shower cubical and spa bath, four bedrooms; the fourth bedroom with an en-suite facility. Externally there is a manicured garden to the rear with a lawned area, patio and flower beds. to the front there is a block paved driveway offering plenty of off street parking, leading to a garage with power door.

West Dene Drive is set within a peaceful, residential location close to Preston Village. It is a highly regarded location which is predominantly owner occupied which in turn generates an excellent community spirit. Well placed for access to well-regarded schools, public travel links and local shops. The A1058 Coast Road is close by offering access to Newcastle City Centre which is some twenty minutes' drive away. Our wonderful blue flag coast line and the Quayside are also within easy reach.

Living at the coast is a great lifestyle choice one which we know you will love. A viewing goes without saying to assess how charming this home is. Please call 0191 257 2000 for more information.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*E\*.





## The difference between house and home

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Living Room 13'2" x 13'11" (4.03 x 4.25)  
 Dining Room 13'2" x 13'11" (4.02 x 4.25)  
 Kitchen 9'3" x 20'0" (2.82 x 6.10)  
 Main Bedroom 13'2" x 12'7" (4.03 x 3.86)  
 Bedroom Two 13'2" x 12'7" (4.02 x 3.86)  
 Bedroom Three 8'7" x 8'4" (2.64 x 2.55)  
 Bedroom Four 18'5" x 11'11" (5.62 x 3.64)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Gosforth  
 Newcastle  
 High Heaton  
 Tynemouth  
 Low Fell  
 Property Management Centre

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